

# REPORT / RECOMMENDATION



**To:** Mayor Hovland and City Council members

**Agenda Item #:** VIII. C.

**From:** Bill Neuendorf  
Economic Development Manager

**Action**  
**Discussion**  
**Information**

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**Date:** May 17, 2013

**Subject:** Resolution No. 2013- 44, CALLING FOR A PUBLIC HEARING BY THE CITY COUNCIL  
ON THE PROPOSED MODIFICATION TO THE SOUTHEAST EDINA REDEVELOPMENT  
PLAN AND THE PROPOSED ESTABLISHMENT OF THE GRANDVIEW 2 TAX  
INCREMENT FINANCING DISTRICT, A REDEVELOPMENT DISTRICT

**Action Requested:**

Adopt Resolution.

**Information / Background:**

One of the keys to attracting redevelopment to the Grandview District is financing public improvements. Due to the age and condition of many of the buildings, the area has strong potential to be a successful Tax Increment Financing District. The incremental taxes created by new development are essential to pay for the numerous public improvements envisioned in the 2012 Grandview Development Framework.

This resolution initiates the process of potentially creating a new TIF District by scheduling a public hearing to discuss the scope, nature and impact of such a district.

Ehlers and Associates, the City's and HRA's public finance advisors will provide assistance in developing the potential TIF plan. The costs associated with developing the TIF Plan will be paid for by the HRA.

**Attachments:**

Resolution No. 2013-44

**CITY OF EDINA  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA  
RESOLUTION NO. 2013-44**

**RESOLUTION CALLING FOR A PUBLIC HEARING BY THE CITY COUNCIL ON THE  
PROPOSED MODIFICATION TO THE SOUTHEAST EDINA REDEVELOPMENT PLAN  
AND THE PROPOSED ESTABLISHMENT OF THE GRANDVIEW 2 TAX INCREMENT  
FINANCING DISTRICT, A REDEVELOPMENT DISTRICT**

BE IT RESOLVED by the City Council for the City of Edina, Minnesota (the "City"), as follows:

WHEREAS, the Edina Housing and Redevelopment Authority (the "HRA") and City Council ("Council") of the City of Edina, Minnesota ("City") previously established a redevelopment plan and a redevelopment project designated as the Southeast Edina Redevelopment Plan (the "Redevelopment Plan") pursuant to Minnesota Statutes, Sections 469.001 through 469.047, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City;

NOW, THEREFORE BE IT RESOLVED by the Council as follows

Section 1. Public Hearing. This Council shall meet on July 16, 2013, at approximately 7:00 P.M., to hold a public hearing on the proposed Modification to the Redevelopment Plan and the proposed establishment of the Grandview 2 Tax Increment Financing District (a redevelopment district), and the proposed adoption of a Tax Increment Financing Plan therefor (which are referred to collectively herein as the "Plans") all pursuant to and in accordance with Minnesota Statutes, Sections 469.001 to 469.047, Sections 469.174 to 469.1799, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City; and

Section 2. Notice of Public Hearing, Filing of Modifications. City staff is authorized and directed to work with Ehlers & Associates, Inc., to prepare the Plans and to forward documents to the appropriate taxing jurisdictions including Hennepin County and Independent School District No. 273. The City Clerk is authorized and directed to cause notice of the hearing, together with an appropriate map as required by law, to be published at least once in the official newspaper of the City not later than 10, nor more than 30, days prior to July 16, 2013, and to place a copy of the Plans on file in the Executive Director's office at City Hall and to make such copy available for inspection by the public.

Dated: May 21, 2013.

Adopted:

ATTEST:

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James B. Hovland, Mayor

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Debra A. Mangen, City Clerk